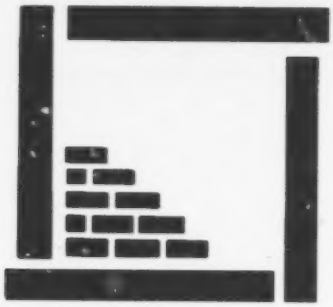
CC 87-1-27 (P)



PRELIMINARY REPORTS
INDUSTRY SERIES

1987 Census of Construction Industries

CC87-I-27(P)
Issued June 1989

LAND SUBDIVIDERS AND DEVELOPERS, EXCEPT CEMETERIES

(Industry 6552)

During 1987, the establishments with paid employees classified in this industry accounted for $10.0 billion in total dollar value of business. Of this amount, $6.1 billion were for the value of construction work. These establishments paid out $874 million for materials, components, supplies, and fuels and $2.7 billion for construction work subcontracted to others. This industry had a total average employment of 53,222 employees with total payroll of $1.2 billion. Value added for 1987 was $3.1 billion.

Establishments classified in this industry are primarily engaged in subdividing real property into lots, except cemetery lots, and in developing it for resale on their own account. For additional examples, refer to the 1987 Standard Industrial Classification (SIC) Manual published by the Office of Management and Budget, Executive Office of the President.

A "construction establishment" is defined as a relatively permanent office, or other place of business, where the usual business activities related to construction are conducted. A separate census report was required from each sampled establishment covering domestic operations.

In 1987, the value of construction work was collected to better measure actual construction activity done during the year. Construction receipts, as reported in earlier censuses, may have included the value of work done before or after the calendar year and may have excluded the value of work in progress during the calendar year. Receipts may have also excluded work done by builders engaged in construction for sale on their own account or for their own use. All dollar values are shown in current dollars for the years specified and have not been adjusted for inflation.

The data in this report are estimated from a sample survey and are subject to sampling variability as well as errors of response and nonreporting. The relative standard error shown in the tables is a measure of sampling variability. Descriptions of the sampling, estimating procedures, and data reliability are available upon request and will be included in the final report.

U.S. Department of Commerce
BUREAU OF THE CENSUS

For sale by Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402.

C 3.245/6:

READEX FICHE best copy available

Table 1. Detailed Statistics for Establishments With Payroll: 1987 and 1982

[Thousand dollars. Detail may not add to total due to rounding. For meaning of abbreviations and symbols, see page 3]

Item	1987	1982	Relative standard error of estimate (percent) 1987	1982
Number of establishments in business during year	8 674	5 925	2	2
Proprietors and working partners	1 047	732	9	6
All employees**	53 222	40 183	2	2
Construction workers:				
March	12 226	14 303	2	1
May	13 325	15 405	3	1
August	13 848	15 278	3	2
November	12 622	14 867	3	2
Average	12 996	15 142	2	1
Other employees:				
March	39 143	22 228	2	1
May	39 912	(NA)	2	(NA)
August	41 597	(NA)	2	(NA)
November	40 212	(NA)	2	(NA)
Average	40 225	(NA)	2	(NA)
Construction worker hours (thousands):				
January to March	4 820	6 180	3	2
April to June	5 368	6 737	3	2
July to September	5 587	6 290	3	2
October to December	5 164	6 049	3	2
Total hours worked	20 941	25 237	3	2
Payroll, all employees	1 153 347	568 664	1	1
Payroll, construction workers	209 952	157 399	2	1
Payroll, other employees	943 395	411 264	1	1
First quarter payroll, all employees	271 023	135 557	2	1
Employer costs for fringe benefits, all employees	194 719	107 998	2	1
Legally required expenditures	144 869	77 518	2	1
Voluntary expenditures	49 849	30 480	2	1
Dollar value of business done	9 958 056	3 424 531	2	1
Value of construction work[1]	6 123 790	2 009 890	2	1
Value of construction work subcontracted in from others	98 976	41 072	12	7
Land receipts[2]	3 250 983	1 231 464	2	1
Other business receipts	583 282	183 177	3	2
Net value of construction work†	3 421 293	1 262 536	2	1
Value added††	3 131 087	1 018 890	2	1
Selected costs	3 576 630	1 174 177	2	1
Materials, components, and supplies	784 618	350 675	3	2
Construction work subcontracted to others	2 702 840	747 354	3	1
Selected power, fuels, and lubricants	89 171	76 148	2	1
Electricity	30 887	24 993	2	2
Natural gas	3 614	4 714	6	4
Gasoline and diesel fuel	46 267	39 423	2	1
On highway use	41 336	(NA)	2	(NA)
Off highway use	4 931	(NA)	4	(NA)
Other, including lubricating oils and greases	8 421	7 017	3	1
Rental costs for machinery, equipment, and buildings	46 405	17 502	3	3
For machinery and equipment	14 531	7 577	5	3
For buildings	32 316	9 925	3	3
Selected purchased services	101 986	64 335	3	2
Communication services	40 192	20 092	3	2
Repairs to buildings and other structures	18 677	8 263	14	4
Repairs to machinery and equipment	43 255	35 979	3	2
Ownership of construction projects:				
Value of construction work	6 123 790	2 009 890	2	1
Government owned	106 302	(S)	26	(S)
Federal	8 843	(NA)	20	(NA)
State and local	97 458	(NA)	29	(NA)
Privately owned	6 017 488	(S)	3	(S)

[1]In earlier censuses, construction receipts only were collected. In 1987, the value of construction work was collected to better measure actual construction activity done during the year.
[2]Data were collected separately for establishments classified in SIC 1531, Operative Builders and SIC 6552, Subdividers and Developers, Except Cemeteries. For all other industries, data are included in other business receipts.

Table 2. Value of Construction Work for Establishments With Payroll by Type of Construction: 1987 and 1982

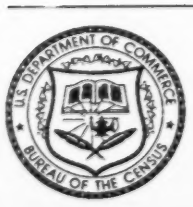
[Thousand dollars. Detail may not add to total due to rounding. For meaning of abbreviations and symbols, see below.]

Item			Relative standard error of estimate (percent)	
	1987	1982	1987	1982
Value of construction work[1]	**6 123 790**	**2 009 890**	**2**	**1**
Building construction	5 816 267	(S)	1	(S)
Single-family houses	2 499 408	(S)	2	(S)
Single-family houses, detached	2 080 382	(S)	3	(S)
Single-family houses, attached	419 025	(S)	5	(S)
Apartment buildings with two or more apartments	240 859	(S)	6	(S)
Other residential buildings, including hotels and motels	211 797	(S)	6	(S)
Hotels and motels	136 416	(S)	(W)	(S)
Other residential buildings, excluding hotels and motels	75 380	(S)	23	(S)
Office buildings	199 947	(S)	7	(S)
Other commercial buildings such as stores, restaurants, and automobile service stations	121 993	(S)	12	(S)
Industrial buildings and warehouses	135 775	(S)	13	(S)
Industrial buildings	80 107	(S)	18	(S)
Warehouses	55 668	(S)	13	(S)
Other buildings	73 082	(S)	16	(S)
Land development for buildings	2 333 406	(S)	2	(S)
Nonbuilding construction	307 523	(S)	5	(S)

[1]In earlier censuses, construction receipts only were collected. In 1987, the value of construction work was collected to better measure actual construction activity done during the year.

The following abbreviations and symbols are used in the tables in this publication:

*	Sampling error exceeds 40 percent.
**	All employees is the sum of all employees during pay periods including 12th of March, May, August, and November, divided by 4.
-	Represents zero.
†	Represents value of construction work less payments for construction work subcontracted to others.
††	Represents dollar value of business done less payments for construction work subcontracted to others, and payments for materials , components, supplies, and fuels. In SIC's 1531 and 6552, land receipts are also subtracted from "dollar value of business done".
(D)	Withheld to avoid disclosing data for individual companies; data are included in higher level totals.
(NA)	Not available.
(S)	Withheld because estimate did not meet publication standards on the basis of either the response rate, associated standard error, or a consistency review.
(W)	Greater than zero but less than 1 percent.
(X)	Not applicable.
n.s.k.	Not specified by kind.


U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS